

SNAPSHOT of HOME Program Performance--As of 12/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
				PJs in State:	<div>20</div>		
Program Progress:							
% of Funds Committed	<div>100.00</div> %	<div>93.17</div> %	<div>1</div>	<div>96.45</div> %	<div>100</div>	<div>100</div>	
% of Funds Disbursed	<div>99.71</div> %	<div>84.99</div> %	<div>1</div>	<div>87.93</div> %	<div>94</div>	<div>96</div>	
Leveraging Ratio for Rental Activities	<div>0.3</div>	<div>3.19</div>	<div>15</div>	<div>4.73</div>	<div>9</div>	<div>6</div>	
% of Completed Rental Disbursements to All Rental Commitments***	<div>100.00</div> %	<div>88.92</div> %	<div>1</div>	<div>83.38</div> %	<div>100</div>	<div>100</div>	
% of Completed CHDO Disbursements to All CHDO Reservations***	<div>86.09</div> %	<div>68.80</div> %	<div>4</div>	<div>70.15</div> %	<div>72</div>	<div>78</div>	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	<div>80.30</div> %	<div>87.48</div> %	<div>13</div>	<div>80.67</div> %	<div>37</div>	<div>39</div>	
% of 0-30% AMI Renters to All Renters***	<div>57.58</div> %	<div>52.41</div> %	<div>8</div>	<div>45.30</div> %	<div>66</div>	<div>72</div>	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	<div>100.00</div> %	<div>97.50</div> %	<div>1</div>	<div>95.32</div> %	<div>100</div>	<div>100</div>	
Overall Ranking:			In State:	<div>8</div> / <div>20</div>	Nationally:	<div>61</div> <div>62</div>	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	<div>\$14,688</div>	<div>\$26,390</div>		<div>\$26,635</div>	<div>66</div> Units	<div>25.50</div> %	
Homebuyer Unit	<div>\$31,982</div>	<div>\$17,384</div>		<div>\$14,938</div>	<div>171</div> Units	<div>66.00</div> %	
Homeowner-Rehab Unit	<div>\$6,630</div>	<div>\$22,621</div>		<div>\$20,675</div>	<div>22</div> Units	<div>8.50</div> %	
TBRA Unit	<div>\$0</div>	<div>\$5,889</div>		<div>\$3,216</div>	<div>0</div> Units	<div>0.00</div> %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (295 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Muskegon MI

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$19,085	\$75,168	\$9,062
State:*	\$78,977	\$73,606	\$19,368
National:**	\$95,185	\$74,993	\$23,434

CHDO Operating Expenses:
(% of allocation)

PJ: 3.6 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.89

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	47.0	29.4	36.4	0.0
Black/African American:	45.5	62.9	63.6	0.0
Asian:	0.0	0.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.6	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.6	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	1.5	0.0	0.0	0.0
American Indian/Alaska Native and Black:	1.5	0.0	0.0	0.0
Other Multi Racial:	0.0	1.2	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:

Hispanic	4.5	5.3	0.0	0.0
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HOUSEHOLD SIZE:

1 Person:	31.8	20.0	77.3	0.0
2 Persons:	37.9	19.4	9.1	0.0
3 Persons:	12.1	21.8	4.5	0.0
4 Persons:	12.1	20.0	9.1	0.0
5 Persons:	3.0	12.4	0.0	0.0
6 Persons:	3.0	5.3	0.0	0.0
7 Persons:	0.0	0.6	0.0	0.0
8 or more Persons:	0.0	0.6	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	36.4	37.1	9.1	0.0
Elderly:	7.6	4.1	81.8	0.0
Related/Single Parent:	34.8	30.6	4.5	0.0
Related/Two Parent:	9.1	26.5	0.0	0.0
Other:	12.1	1.8	4.5	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	1.5	0.0 [#]
HOME TBRA:	0.0	
Other:	18.2	
No Assistance:	80.3	

of Section 504 Compliant Units / Completed Units Since 2001 1

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Muskegon State: MI Group Rank: 61
 (Percentile)
 State Rank: 8 / 20 PJs Overall Rank: 62
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 76.20%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 50.90%	86.09	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	80.3	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.88%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.550	0.06	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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